



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the April 18, 2022 APC Meeting

Presented for approval: May 04, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, April 18, 2022 at Westfield City Hall.

Active Links for this meeting:

[April 18, 2022 APC Agenda & Exhibits](#)

[April 18, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:12](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Ginny Kelleher, Robert Horkay; Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: All present.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; and Wes Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the April 04, 2021 Minutes as presented.

Deck seconded. Motion passed. Vote 9-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2204-DDP-10

[YouTube Time: 2:43](#)

Cornerstone Bible Church Expansion

730 Liberty Drive

Cornerstone Bible Church by Webster & Garino LLC requests Detailed Development Plan review for a 5,454 SF building expansion on 4.10 acres +/- in the SF-3 Cluster: Single-Family Medium Density Cluster District.

(Planner: Weston Rogers – wrogers@westfield.in.gov)

Maue motioned to approve the Consent Agenda with Staff's recommended conditions.

McCarty seconded. Motion passed. Vote 9-0.

ITEMS OF BUSINESS

2203-PUD-03

[YouTube Time: 3:42](#)

Chatham Hills PUD Amendment VIII

Southeast corner of Tomlinson Road and 203rd Street

Chatham Hills, LLP by Henke Development Group requests an amendment to the Chatham Hills PUD to add 2 acres +/- of Real Estate to the PUD District.

(Planner: Pam Howard – phoward@westfield.in.gov)

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

Staff presentation / APC comments / Petitioner and Staff responses.

McCarty motioned to forward 2203-PUD-03 to the City Council with a favorable recommendation.
Kelleher seconded. Motion passed. Vote 9-0.

2203-PUD-06

[YouTube Time: 16:55](#)

Woods-Robinson-Briggs PUD Amendment I

Generally, at 300 E. 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests an amendment to the Woods-Robinson-Briggs PUD on 157.53 acres +/- to modify development standards.

(Planner: Daine Crabtree- dcrabtree@westfield.in.gov) (Presented by Kevin Todd- ktodd@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

Kelleher motioned to forward 2203-PUD-06 to the City Council with a favorable recommendation.
Maue seconded. Motion passed. Vote 9-0.

2204-PUD-08

[YouTube Time: 28:24](#)

Grand Park Village PUD Amendment IV

North of Grand Park Boulevard and Wheeler Road

TWG Development, LLC by Nelson & Frankenberger, LLC requests an amendment to the Grand Park Village PUD to modify development standards on 12 acres+/-.

(Planner: Daine Crabtree- dcrabtree@westfield.in.gov) (Presented by Kevin Todd- ktodd@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

Following much discussion, this Petition was continued to May 4, 2022.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

2203-ODP-04 & 2203-SPP-04 [CONTINUED]

Lantern Commons

Northwest corner of east 161st Street and south Union Street

Front Street Partners, LLC by Church Church Hittle + Antrim requests Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2203-PUD-05 [CONTINUED]

Towns at Union PUD

East of and adjacent to Union Street and south of David Brown Drive

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

2204-PUD-07 [CONTINUED]

Osborne Trails PUD Amendment V

West side of Horton Rd & North of 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests an amendment to the Woods-Robinson-Briggs PUD on 157.53 acres +/- to modify development standards.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2203-ODP-03 & 2203-SPP-04 [CONTINUED]

Harvest Trail

Generally, at 300 East 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat approval of 309 Single-family residential Lots and three (3) blocks on 157.53 acres +/- in the Woods-Robinson-Briggs PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 2:00:06](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Spoljaric motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 9-0.
The meeting adjourned at 9:08 p.m.

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Signature Page for APC Minutes for April 18, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary